

**Stoneham Select Board
Stoneham Town Hall
35 Central Street
Tuesday, March 24, 2020
7:00 P.M.**

In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, the Select Board shall be meeting remotely until further notice. The audioconferencing application GoTo Meeting will be used for this purpose. An online link and telephone access number will be provided on all meeting agendas and also on the Select Board website. This application will permit the public to access and participate in future Select Board meetings and hearings. Instructions for joining meetings in this manner will be provided on the Select Board and Town Clerk's websites. In addition, Stoneham Community TV will continue to provide coverage of these meetings. We extend our thanks for your understanding and participation in this manner, which is intended to keep members of the Board and the public safe.

GoTo Meeting Instructions:

For public comment, please join the meeting by calling in:

Call: 1-646-749-3122

Enter the Meeting Access Code: 837-591-845

Please announce yourself and then click mute until you are called on to speak.

or

Please join the meeting from your computer, tablet or smartphone:

<https://global.gotomeeting.com/join/837591845>

Please announce yourself and then click mute until you are called on to speak.

ITEM	TIME	DESCRIPTION	DISPOSITION
Open Session (Hearing Room)			
1		Open Meeting (roll call vote required)	
2		Pledge of Allegiance	
Public Hearing			
3	7:00 p.m.	Site Plan Review – 489 Main Street (roll call vote required)	

Regular Business

- | | |
|---|---|
| 4 | Declaration of Emergency (roll call vote required) |
| 5 | Approve Minutes: 3/10/20 (roll call vote required) |
| 6 | COVID -19 Update (roll call vote may be required) |
| 7 | Change Town Election Date (roll call vote required) |
| 8 | Town Meeting Date (roll call vote required) |

Town Administrator

- | | |
|---|--|
| 9 | Town Administrator's Report – Dennis Sheehan |
|---|--|

Miscellaneous

- | | |
|----|---|
| 10 | Non-Deliberative Announcements and Scheduling |
| 11 | Adjourn (roll call vote required) |

TO: STONEHAM INDEPENDENT

Please publish the following legal notice of a SITE PLAN HEARING on the following dates:

Wednesday, March 4, 2020

and

Wednesday, March 11, 2020

Bill should be sent to:

Charles Houghton, Esq.
271 Main Street
Stoneham, MA 02180

NOTICE OF HEARING

The Stoneham Select Board will hold a public hearing in accordance with provisions of the Zoning By-Laws on Tuesday, March 24, 2020 at 7:00 pm. in the Hearing Room of the Town Hall on the petition of Buckingham Realty Trust, Michael J. O'Sullivan, Trustee for a Site Plan to complete building six (6) residential units as shown on the Site Plan by PJF and Associates dated 3/1/20 at 489 Main Street, Stoneham, MA on land owned by Buckingham Realty Trust in accordance with section 4.7.3 and 4.7.3.9 of Chapter 15 of the Zoning By-Laws.

Plan may be seen in the office of the Building Inspector.

STONEHAM SELECT BOARD

Dates to be published: 3/4/20 and 3/11/20

Town of Stoneham

Project Review

Department Review

Project: 489 Main Street

Representative: Charles Houghton

Status: Project Review for Site Plan Approval

Date: March 24, 2020

Review Team: John Fralick, Matthew Grafton, Robert Grover, Cheryl Noble, Joseph Ponzo,
Erin Wortman

The information contained herein is subject to review and a final determination by the Select Board. The purpose of the Project Review is to provide the applicant with an opportunity to understand regulatory mandates, and to further receive input from Town Departments relative to the proposed project. At no time are non-regulatory conditions to be considered final and binding until such time that the Select Board has agreed to the same and/or others when applicable.

This review is based on a 1 page plan submitted by the applicant. The plan was prepared for the applicant by P.J.F. and Associates and dated 3/1/20. It is stamped by Paul J. Finocchio, Number 36115. This property had a Site Plan that was voted on by the Board on June 9, 2015. This Site Plan expired without amendment or extension on June 10, 2017.

Department	Issues Raised	Applicant's Response
1. DPW/Engineering	<ul style="list-style-type: none">-Trash enclosure needs to be shown on the site plan;-Snow storage area will need to be shown on the site plan; -If no snow storage is allowed, a written statement on how it will be removed from site will be necessary;-Any granite curbing that is removed for curb cuts will be returned to the DPW;-Any curb cute will require a street opening permit from the DPW.	
2. Police Department	<ul style="list-style-type: none">-Proper lighting for the parking lot;-Each unit be properly numbered/lettered;-Any construction work done in town properly must be accompanied by a police officer;-The property owner is responsible for snow removal on the Main St. (only) side of any property(s) he may own per the current by-law.	

3. Board of Health
- The dumpster pad needs to have a fenced in enclosure;
 - All debris and fill removal needs to be baited by a pest control company prior to work commencing.
4. Fire Department
- Fire Department connection will be located on Benton Street or a location approved by the Fire Department;
 - Building must be brought to code to include fire alarm system and sprinkler system;
 - Municipal and central monitoring of fire alarm control panel required.
5. Director of Planning and Community Development
- The Plan of Record shall be "Proposed Site Plan of Land of 489 Main Street in Stoneham, MA, prepared by P.J.F. and Associates, 4 Highland Avenue, Wakefield, MA 01880, dated February 18, 2020, revised 03/01/20, 03/02/20, 03/05/20 and stamped by John D Sullivan III P.E. Civil No. 41586 on 03/05/20";
 - The location of a dumpster or trash collection must be enclosed and approved by the Board of Health Agent and Director of Public Works prior to building permit;
 - Snow must be removed from the site;
 - The Planning Board Special Permit from June 7, 2015 and the Historical Commission communication from June 2, 2015 on this address shall be incorporated as part of any decision.
6. Building Department
- All comments from site plan dated June 10, 2015 for 489 Main Street shall be incorporated into this decision;
 - The lot must be cleaned up prior to the building permit being issued, this includes but is not limited to the pile of dirt in the front of the lot and the parking area in the rear;
 - A dumpster must be on site for debris and emptied on a regular basis. Permit required by the Board of Health;
 - Snow must be removed from the site and taken to an approved location;
 - Bollards are required to protect the AC units in the parking area.

This document, in addition to the more detailed comments submitted by each department head and incorporated herein, has been provided to each of the department heads involved with the review and a copy has been transmitted to the applicant.

Respectfully submitted,

Dava F. Kilbride
Office Manager
attachments

Kilbride, Dava

From: Gonsalves, Brett
Sent: Tuesday, March 17, 2020 2:01 PM
To: Kilbride, Dava
Subject: RE: 489 Main Street

Dave,

I would include the comments that Cheryl had sent from the previous review.

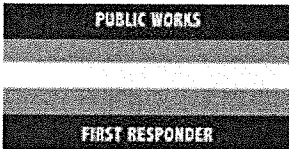
My comments would be the following:

- trash enclosure would need to be shown on the site plan
- snow storage area will need to be shown on the site plan. If no snow storage is allowed, a written statement on how it will be hauled off site will need to be spelled out
- Notation that any granite curbing that is removed for curb cuts will be returned to the DPW
- Any curb cute will require a street opening permit from the DPW

I think that is about it.

Brett

Brett F. Gonsalves
Director of Public Works
16 Pine Street
Stoneham, MA 02180
P. 781 507-2575
c. 781 507-4042



From: Kilbride, Dava
Sent: Tuesday, March 17, 2020 1:54 PM
To: Gonsalves, Brett <BGonsalves@stoneham-ma.gov>
Subject: 489 Main Street

Hi Brett, Do you have any comments on the 489 Main Street Site Plan? I need to get those out by tomorrow. Thank you.

Dava F. Kilbride
Office Manager – Stoneham Select Board
dkilbride@stoneham-ma.gov | www.stoneham-ma.gov
p: 781-279-2680
f: 781-279-2681

Kilbride, Dava

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I think that is about it.

Brett

Brett F. Gonsalves
Director of Public Works
16 Pine Street
Stoneham, MA 02180
P. 781 507-2575
c. 781 507-4042

PUBLIC WORKS

FIRST RESPONDER

From: Kilbride, Dava
Sent: Tuesday, March 17, 2020 1:54 PM
To: Gonsalves, Brett <BGonsalves@stoneham-ma.gov>
Subject: 489 Main Street

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Dava F. Kilbride
Office Manager – Stoneham Select Board
dkilbride@stoneham-ma.gov | www.stoneham-ma.gov
p: 781-279-2680
f: 781-279-2681

Kilbride, Dava

From: Ponzo, Joseph
Sent: Tuesday, March 10, 2020 3:22 PM
To: Kilbride, Dava
Subject: 489 Main st

Dava,

With respect to the site plan at 489 Main st., the Stoneham Police Department requests proper lighting for the parking lot, each unit be properly numbered/lettered and any construction work done in town properly must be accompanied by a police officer. Lastly, please inform the property owner that he is responsible for snow removal on the Main st (only) side of any property(s) he may own per the current by-law. Thank you for giving me the opportunity to review this site plan.

Respectfully Submitted,

Officer Joseph Ponzo

Kilbride, Dava

From: Fralick, John
Sent: Tuesday, March 17, 2020 1:12 PM
To: Kilbride, Dava
Subject: RE: 489 Main Street

Dumpster pad needs to have a fenced in enclosure. All debris and fill removal needs to be baited by pest control company prior to work commencing.

-J

From: Kilbride, Dava
Sent: Tuesday, March 17, 2020 11:08 AM
To: Fralick, John <jfralick@stoneham-ma.gov>
Subject: 489 Main Street

John, Do you have comments on 489 Main? Throw me a quick email. Thank you.

Dava F. Kilbride
Office Manager – Stoneham Select Board
dkilbride@stoneham-ma.gov | www.stoneham-ma.gov
p: 781-279-2680
f: 781-279-2681

Kilbride, Dava

From: Noble, Cheryl
Sent: Friday, March 13, 2020 6:34 PM
To: Kilbride, Dava
Subject: Fwd: 489 Main Street

Sent from my iPhone

Begin forwarded message:

From: "Grafton, Matt" <mgrafton@stoneham-ma.gov>
Date: March 13, 2020 at 3:11:47 PM EDT
To: "Noble, Cheryl" <cnoble@stoneham-ma.gov>
Subject: RE: 489 Main Street

Yes, please in cooperate those comments and include the "Fire Department Connection will be located on Benton St, or a location approved by the Fire Department

Matthew G. Grafton
Chief of Department/EMD
Stoneham Fire Department
mgrafton@stoneham-ma.gov
PH: (781)-507-2537
Fax: (781)-438-7066

From: Noble, Cheryl
Sent: Tuesday, March 10, 2020 5:54 PM
To: Gonsalves, Brett <BGonsalves@stoneham-ma.gov>; Ponzo, Joseph <jponzo@stoneham-ma.gov>; Wortman, Erin <EWortman@stoneham-ma.gov>; Fralick, John <jfralick@stoneham-ma.gov>; Grafton, Matt <mgrafton@stoneham-ma.gov>
Subject: 489 Main Street

Attached is the original site plan approval with our comments. Please let me know if you would like to incorporate these in your comments or I can attach to mine and send to Dava for all of us and we can each add on what we spoke about today at the meeting.

Kilbride, Dava

From: Wortman, Erin
Sent: Wednesday, March 11, 2020 4:51 PM
To: Kilbride, Dava
Cc: Noble, Cheryl
Subject: 489 Main Street - PCD Comments

Good evening Dava,

The Planning & Community Development Department has reviewed the petitioner's new application for site plan approval at 489 Main Street and offers the following comments:

1. The Plan of Record shall be "Proposed Site Plan of Land of 489 Main Street in Stoneham, MA, prepared by P.J.F. and Associates, 4 Highland Avenue, Wakefield, MA 01880, dated February 18, 2020, revised 03/01/20, 03/02/20, 03/05/20 and stamped by John D Sullivan III P.E. Civil No. 41586 on 03/05/20";
2. The location of a dumpster or trash collection must be enclosed and approved by the Board of Health Agent and Director of Public Works prior to building permit;
3. Snow must be removed from the site; and
4. The Planning Board Special Permit from June 7, 2015 and the Historical Commission communication from June 2, 2015 on this address shall be incorporated as part of any decision.

Any questions, do not hesitate to contact me.

Erin Wortman
Director of Planning & Community Development

She/Her/Hers
Why It Matters

Town of Stoneham
35 Central Street
Stoneham, MA 02180
<http://www.stoneham-ma.gov/>
Phone: 781.507.2445

Kilbride, Dava

From: Noble, Cheryl
Sent: Wednesday, March 11, 2020 9:07 AM
To: Kilbride, Dava
Cc: Wortman, Erin
Subject: 489 Main Street Site Plan
Attachments: 489 Main St Recorded site plan.pdf

Dava,

The building department has reviewed the plans for the above project and offers the following comments:

- All comments from site plan dated June 10, 2015 for 489 Main Street shall be incorporated into this decision.
- The lot must be cleaned up prior to the building permit being issued, this includes but is not limited to the pile of dirt in the front of the lot and the parking area in the rear. A dumpster must be on site for debris and emptied on a regular basis. Permit required by the Board of Health.
- Snow must be removed from the site and taken to an approved location.
- Bollards are required to protect the AC units in the parking area.

Thank you

Cheryl Noble

Building Commissioner
Town of Stoneham
781-279-2670

Kilbride, Dava

From: Robert W. Galvin <rwgalvin@comcast.net>
Sent: Wednesday, February 12, 2020 8:49 AM
To: Kilbride, Dava
Cc: 'George Seibold'
Subject: RE: 489 Main Street

This requires a new site plan approval. The former expired after two years and without an extension.

The bylaw is not silent. Section 16-14 incorporates the procedural elements of c. 40A.

Robert W. Galvin, Esq.
Stoneham Town Counsel
Galvin & Galvin, PC
10 Enterprise Street, Suite 3
Duxbury, MA 02332-3315
(781) 934-5678
(781) 837-1030 (Fax)
rwgalvin@comcast.net

This email is confidential and privileged. If you received this email in error, please contact Attorney Galvin at (781) 934-5678 to report the email.

From: Kilbride, Dava <DKilbride@stoneham-ma.gov>
Sent: Wednesday, February 12, 2020 8:35 AM
To: Robert Galvin (rwgalvin@comcast.net) <rwgalvin@comcast.net>
Subject: FW: 489 Main Street

Hi Bob, See below regarding a Site Plan granted five years ago and the work is nowhere near complete. The developer never filed for an extension. Do you recommend we treat the matter as it as an extension or a new Site Plan? Thank you for your help.

Dava F. Kilbride
Office Manager – Stoneham Select Board
dkilbride@stoneham-ma.gov | www.stoneham-ma.gov
p: 781-279-2680
f: 781-279-2681

From: Sheehan, Dennis
Sent: Tuesday, February 11, 2020 8:42 PM
To: Kilbride, Dava <DKilbride@stoneham-ma.gov>; MacNeill, Shelly <SMacNeill@stoneham-ma.gov>
Subject: RE: 489 Main Street

I am ok with you getting guidance from Galvin.

Charles F. Houghton

Attorney - At - Law

*271 Main Street - Suite 202, Stoneham, Massachusetts 02180
Telephone: (781) 438-7444 Fax: (781) 438-2078*

*Christopher J. Gordon
Attorney*

*Mark E. Mulligan
Attorney*

*Janet L. Eswell
Attorney*

*Maria D'Allesio
Paralegal*

March 2, 2020

Ms. Cheryl Noble, Building Inspector
Stoneham Town Hall
35 Central Street
Stoneham, MA 02180

RE: Site Plan, 489 Main Street, Stoneham, MA 02180

Dear Ms. Noble:

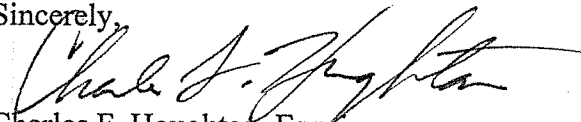
Please be advised that I represent Michael J. O'Sullivan, Trustee, Buckingham Realty Trust, regarding the proposed site plan for the property at 489 Main Street, Stoneham, MA 02180.

On June 10, 2015 the Board of Selectman granted Site Plan approval to change the use from five (5) residential units to six (6) residential units in the building on the property located at 489 Main Street, Stoneham, MA. My client is requesting site plan approval to finish building the six (6) residential units. Said site plan approval allowed two years for completion, however, the building is not complete

Enclosed please find my check in the amount of Three Hundred Dollars (\$300.00) and eighteen copies of my client's site plan are filed herewith.

If you need any additional information, please contact me at the above number.

Sincerely,


Charles F. Houghton, Esquire

CFH:meh

Enclosures

cc: Erin Wortman, Director of Planning and Community Development
Dava Kilbride, Selectmen's Office

RECEIVED

MAR 8 2020

INSPECTIONAL SERVICES



TOWN OF
STONEHAM
MASSACHUSETTS
BUILDING AND WIRE DEPARTMENT

SITE PLAN HEARING APPLICATION

Date: 3-2-2020

The undersigned, owner of the property, hereby applies for a Site Plan Hearing according to the Provisions of Chapter 16 of the Town Ordinance.

- I. A. The applicant shall complete two copies of this form and submit 18 copies of the "Site Plan" by a Registered Engineer.
- B. Submit a letter from the owner describing the type of building being constructed, renovated, altered and the proposed use of said building.
- C. Attach a copy of the Special Permit and Board of Appeals Decision (if applicable).

II. Fill in the following data as required for this hearing.

- A. Location of Property 489 Main Street, Stoneham, MA 02180
- B. Name of Owner Buckingham Realty Trust, Michael J. O'Sullivan, Trustee
- C. Address of Owner 7 West Street, Wakefield, MA 01880
- D. Business Name (If Different from Owner) N/A
- E. Telephone Number of Owner 617-828-0777
- F. Present Use of Building or Property residential
- G. Height of existing and/or proposed structure two and on-half story
- H. Has there been a previous Site Plan on this property? Yes X No
- If "YES" give the dates various
- I. Zoning District Most recent – June 10, 2015

- III. PREPARE AND FILE WITH THIS FORM A "SITE PLAN". STATE THE ZONING DISTRICT IT LIES WITHIN. SHOW THE LOT, ITS AREA, DIMENSIONS, AN ACCURATE COMPLETE OUTLINE OF THE PROPOSED AND ANY EXISTING STRUCTURES THEREON, DISTANCES FROM ALL BOUNDARY LINES, PARKING, COMPUTATIONS FOR ALL REQUIRED PARKING. SITE PLAN SHALL BE PREPARED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER/SURVEYOR.

A. NAME & ADDRESS OF THE ENGINEER P.J.F. and Associates
11 Gleason Street
Medford, MA 02155

IV. PROVIDE SUPPLEMENTARY DRAWING TO SHOW THE NATURE AND CHARACTER OF THE PROPOSED STRUCTURE.

V. PROVIDE A DESCRIPTION OF YOUR PROPOSAL INCLUDING THE INTENDED USE OF THE PROPERTY. NOTE: THIS DESCRIPTION WILL APPEAR IN THE LEGAL NOTICE OF THE NEWSPAPER, AND IS SUBJECT TO REVIEW BY THE OFFICE OF THE BOARD OF SELECTMEN.

Site plan approval for six residential units in the building to finish building the six (6) residential units in the building.

VI. I, THE UNDERSIGNED - OWNER OF PROPERTY, AFFIRM THAT THE FOREGOING STATEMENTS ARE TRUE STATEMENTS OF FACT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED  STREET # 271 Main Street, Suite 202
Charles F. Houghton, Esq., Attorney for the Applicant

TOWN Stoneham, STATE MA 02180 PHONE NO. 781-438-7444

VII. FILE ONE COPY OF THIS APPLICATION WITH A CHECK IN THE AMOUNT OF \$300.00, PAYABLE TO THE TOWN OF STONEHAM.

VIII. A. A NEW SITE PLAN IS REQUIRED FOR ANY CHANGES AFTER THE WORK ON AN EXISTING SITE PLAN HAS BEEN COMPLETED AND FINAL APPROVAL RECEIVED.

B. A NEW SITE PLAN IS ALSO REQUIRED IF THE DATE HAS EXPIRED ON AN EXISTING SITE PLAN.

IX. FILE ONE COPY OF THIS APPLICATION WITH THE TOWN CLERK FOR RECORD.

X. SITE PLAN AMENDMENT:

A. AMENDED SITE PLANS ARE SUBJECT TO A NEW HEARING BEFORE THE BOARD OF SELECTMEN.

B. NEW APPLICATION SHALL BE SUBMITTED.

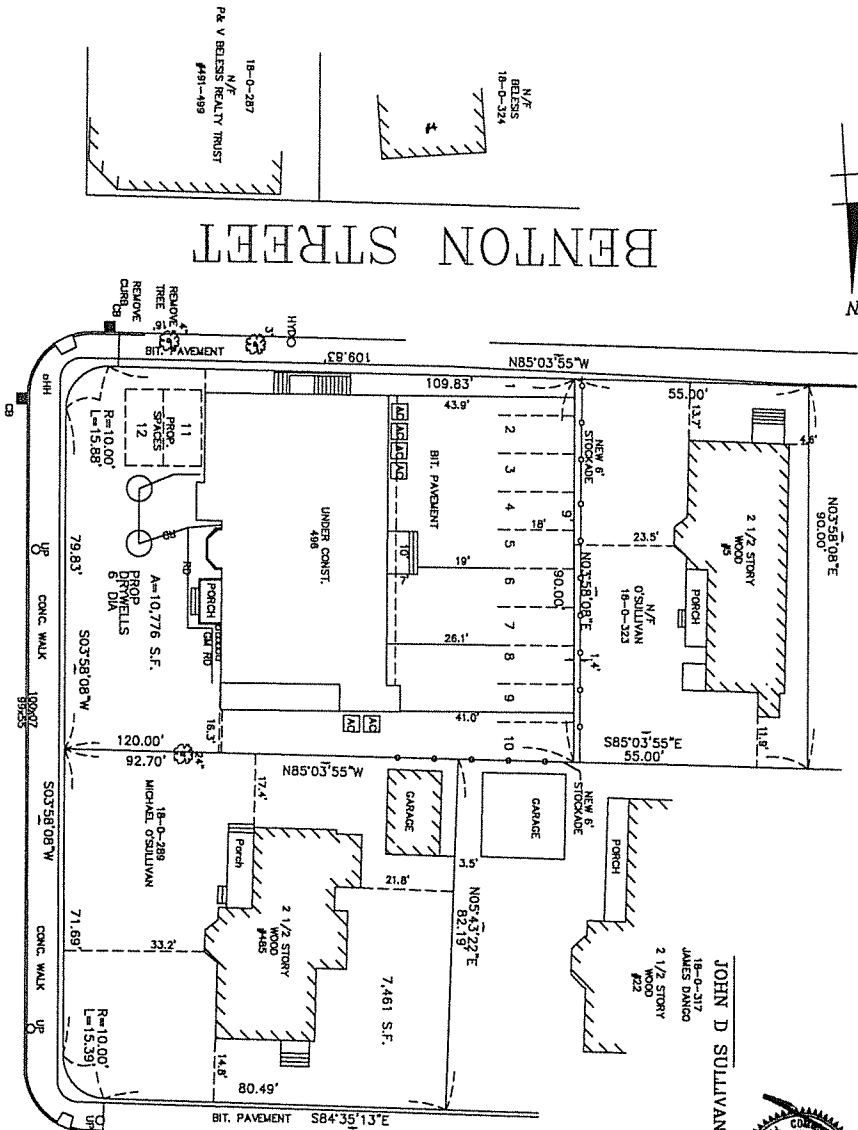
C. FEE: THREE HUNDRED (\$300.00) DOLLARS.

D. CHANGES DURING WORK TO AN EXISTING SITE PLAN IS CONSIDERED AN AMENDED SITE PLAN.

E. FEE OF \$ 100.00, PAYABLE TO THE TOWN OF STONEHAM.



BENTON STREET

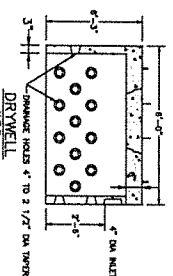


JOHN D SULLIVAN III P.E. CIVIL NO. 41586

ZONING DISTRICT - BUSINESS
PARKING REQUIREMENTS
RESIDENTIAL PARKING 2.1 SPACES PER UNIT
6 UNITS X 2.1 = 12.6
TOTAL SPACES REQUIRED 13
TOTAL SPACES PROVIDED 12

IMPERVIOUS AREA	
EXISTING	PROPOSED
STRUCTURE 1461	3140
PAVEMENT 4145	4440
TOTAL 5616 S.F.	7580 S.F.

NET INCREASE 1964 S.F.
PROPOSE 2' 6" DIA BY 6' DEEP DRYWELLS
TO BE CONNECTED TO ROOF DOWNSPOUTS
BY 6" FLEXIBLE PIPE.



NOTE: 2' OF STONE TO BE PLACED AROUND DRYWELL
WRAPPED IN FILTER FABRIC

LEGEND:

CATCH BASIN	CB
CONTOUR	102
FENCE	---
HAND HOLE	HH
HYDRANT	HYD
RIM	R
SEWER MANHOLE	SMH
SPOT GRADE	102x1
TREE	16"
UTILITY POLE	UP

GERRY STREET

MAIN STREET

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED FROM AN
ACTUAL ON THE GROUND INSTRUMENT SURVEY.

- 1) THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN
HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD
LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH
BASINS, MANHOLES, WATERGATES, ETC. AND ARE COMPILED
FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES
AND GOVERNMENT AGENCIES. ALL CONTRACTORS SHOULD
NOTIFY, IN WRITING ALL UTILITY COMPANIES OR AGENCIES
PRIOR TO ANY EXCAVATION WORK.
- 2) CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND
INVERTS IN THE FIELD PRIOR TO CONSTRUCTION.
- 3) SEWER SERVICE TO BE 6" PVC MIN SLOPE 2.0%
- 4) WATER SERVICE TO BE 2" TYPE K COPPER.
- 5) FIRE SERVICE TO BE 4" DI
- 6) ALL WORK TO CONFORM TO TOWN OF STONEHAM STANDARDS.



PAUL J. FINOCCHIO P.L.S. No. 36115

3/1/20
DATE

PROPOSED SITE PLAN OF LAND
OF
489 MAIN STREET
IN
STONEHAM, MA.

PREPARED BY:

P.J.F. AND ASSOCIATES
4 HIGHLAND AVENUE
WAKEFIELD, MA 01880
(781) 883-5473

REV. 3/1/20

DATE: FEBRUARY 18, 2020

FILE No. 5632AB1B

FIELD	PLOT	DESIGN	DRAW	CALC.	CHECK
-------	------	--------	------	-------	-------

*

Date: 3/2/20

Paid: _____

Stoneham Certified Abutters List Request

Subject Property Location: 489 Main St.
Parcel ID of the Subject Property: 18-288
Applicant's Name: CHARLES F. HOUGHTON
Applicant's Telephone Number: 781-438-7444

Purpose of Abutters List

- _____ Zoning Board of Appeals (Variance or Special Permit)
Includes all abutters of the subject property within a 300 foot radius
- _____ Planning Board
- _____ Accessory Dwelling or In-law Apartment – 300 foot radius
- _____ Special Permit – 300 foot radius
- _____ Sub-Division – Direct abutters only
- _____ Warrant Articles – No abutters
- ✓ _____ Site Plan
Includes all abutters of the subject property within a 300 foot radius
- _____ Liquor License
Includes direct abutters and all churches, schools and hospitals within 500 feet
- _____ Utility
Grant of Location - 200 foot radius

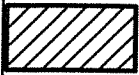
***The cost of any Abutters List is \$25.00**

Abutters List - 489 Main St - 18-288 - 300 Ft Buffer - 03/09/2020

Legend



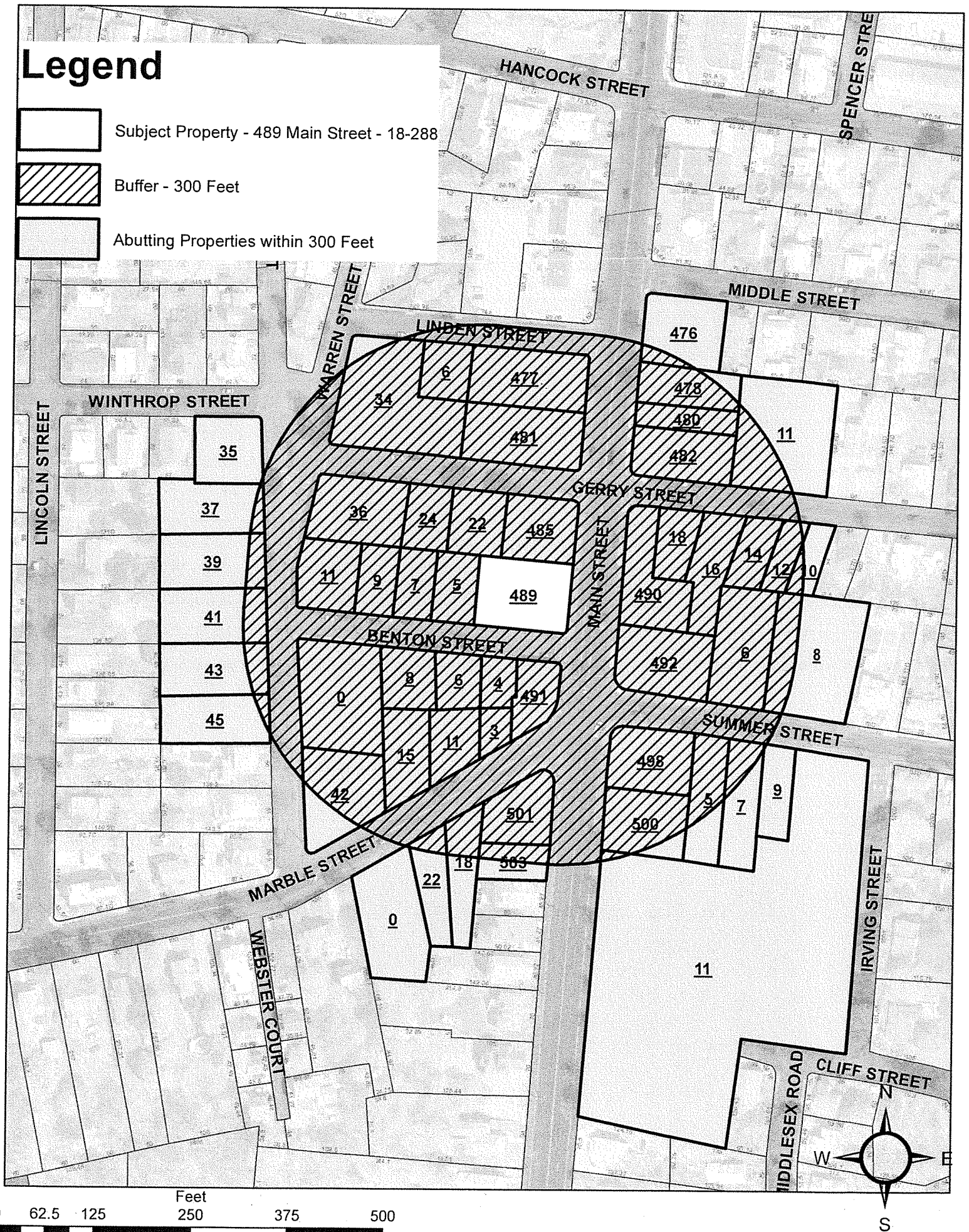
Subject Property - 489 Main Street - 18-288



Buffer - 300 Feet



Abutting Properties within 300 Feet





Patriot Properties

03/09/2020

8:27:26AM

Town of Stoneham

GIS - Abutters by Owner

Filter Used:

DataProperty.UserAccount = `3469` OR DataProperty.UserAccount = `3542` OR DataProperty.UserAccount = `3541` OR DataProperty.UserAccount = `3523` OR DataProperty.UserAccount = `3470` OR DataPrope..

3/9/2020

Town of Stoneham

GIS - Abutters by Owner

Page 1 of 5

8:27:26AM

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
18-0-327	12 BENTON ST	12 BENTON STREET #5 STONEHAM MA 02180
18-0-335M	26-28 MARBLE ST	28 MARBLE STREET #1 STONEHAM MA 02180
18-0-333M	18 20 MARBLE ST	18-20 MARBLE STREET CONDOMINIUM 18 20 MARBLE ST STONEHAM MA 02180
18-0-291	477 MAIN ST	477 MAIN ST LLC 22 WHITMAN AVE MELROSE MA 02176
18-0-319	36 WARREN ST	ANDERSON JOHN L. / ANDERSON JOHN B. 36 WARREN ST STONEHAM MA 02180
18-0-245	482 MAIN ST	BARILE RALPH A ETUX / THE BARILE REALTY TRUS 482 MAIN ST STONEHAM MA 02180
18-0-324	4 BENTON ST	BELESIS PETER / BELESIS VALERIE 4 BENTON ST / STONEHAM MA 02180
18-0-247	10 GERRY ST	BERNSTEIN DAVID C. / CARRI DIANA L. 17 FIELDSTONE DRIVE WESTFORD MA 01886
18-0-250	16 GERRY ST	BRETON RENAUD J (LT) 16 GERRY ST STONEHAM MA 02180
18-0-290	481 MAIN ST	BURKE CHARLES L / ANNETTE I BURKE 72 GLEASON RD READING MA 01867
18-0-257	6 SUMMER ST	CANN ROBERT A / CANN RUTH A 6 SUMMER ST STONEHAM MA 02180
18-0-248	12 GERRY ST	CRAMER GERI L 19 LINNEA LANE READING MA 01867
18-0-327G	12 BENTON ST 7	CUNIBERTI RACHEL C / 12 BENTON ST U# 7 / STONEHAM MA 02180
18-0-335C	26 MARBLE ST 2	CUNNINGHAM JOHN V 26 MARBLE ST # 2 STONEHAM MA 02180
18-0-317	22 GERRY ST	DANGO JAMES / DANGO, DENISE 22 GERRY STREET STONEHAM MA 02180
18-0-327E	12 BENTON ST 5	DINEEN CHRISTOPHER J. / 12 BENTON ST U# 5 / STONEHAM MA 02180

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Town of Stoneham

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Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
18-0-286	501 MAIN ST	DIPINTO SALVATORE J. JR. / P.O.BOX 80350 / STONEHAM MA 02180
18-0-285	503 MAIN ST	EICHER WILLIAM A / EICHER, BONNIE JEAN 503 MAIN ST STONEHAM MA 02180
18-0-327A	12 BENTON ST 1	ERCOLINI JUDITH B TRS / ERCOLINI FAMILY REALT 12 BENTON ST U# 1 / STONEHAM MA 02180
18-0-321	9 BENTON ST	FERRARI LOUIS / CAROLYN JASIUL FERRARI TRS. 18 BROADWAY STONEHAM MA 02180
18-0-335B	28 MARBLE ST 1	FOLEY ELAINE 28 MARBLE ST U# 28 - 1 STONEHAM MA 02180
18-0-406	43 WARREN ST	FRASER WILLIAM J / FRASER CHARLOTTE M 43 WARREN STREET STONEHAM MA 02180
18-0-327B	12 BENTON ST 2	GALLO GAIL M (TR) / GAIL M GALLO 2018 FAMILY T 12 BENTON ST U# 2 / STONEHAM MA 02180
18-0-326	8 BENTON ST	GETCHELL CHRISTOPHER S. 8 BENTON ST STONEHAM MA 02180
18-0-332	3 MARBLE ST	GIACOBELLI ROBERT 280 PARK STREET MEDFORD MA 02155
18-0-251	18 GERRY ST	JOYCE MARK S. / JOYCE JESSICA L. 149 OLD BARN PATH / MARSHFIELD MA 02050
18-0-405	45 WARREN ST	KAHN JAMES R / NANCY P KAHN 45 WARREN ST STONEHAM MA 02180
18-0-261	498 MAIN ST	KOMBOURAS ANGELO TR 498 MAIN ST STONEHAM MA 02180
18-0-327D	12 BENTON ST 4	KRAUT SUSAN M. TR / S. KRAUT REALTY TRUST 12 BENTON ST U# 4 / STONEHAM MA 02180
18-0-318	24 GERRY ST	KRAUTHAMER BRYAN D 24 GERRY ST STONEHAM MA 02180
18-0-320	11 BENTON ST	LaGRECA STEVEN J. / LaGRECA CHERYL M. 11 BENTON ST / STONEHAM MA 02180
18-0-333A	18 MARBLE ST	LEMONIAS DEMETRI P / MADDEN NICOLE A 18 MARBLE ST STONEHAM MA 02180

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Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
18-0-410	35 WARREN ST	MACMONAGLE DANIEL J. 35 WARREN STREET STONEHAM MA 02180
18-0-329	42 WARREN ST	MAHNKS DANIEL / MAHNKS MARGARET 42 WARREN ST STONEHAM MA 02180
18-0-243	478 MAIN ST	MAINSTONE PROPERTIES LLC 9 CARRIAGE LANE READING MA 01867
18-0-244	480 MAIN ST	MAINSTONE PROPERTIES LLC 9 CARRIAGE LANE READING MA 01867
18-0-242	476 MAIN ST	MAINSTONE PROPERTIES LLC 9 CARRIAGE LANE READING MA 01867
18-0-331	11 MARBLE ST	MANZO NOREEN M. 11 MARBLE STREET STONEHAM MA 02180
18-0-249	14 GERRY ST	MCKENZIE DANA T. / MCKENZIE STEPHEN P. 14 GERRY ST STONEHAM MA 02180
18-0-315	34 WARREN ST	NADWORN Y JOHN W. / NADWORN Y SUSAN K. 16 WARWICK RD MELROSE MA 02176
18-0-327F	12 BENTON ST 6	NEWTON KIMBERLY 12 BENTON ST U# 6 / STONEHAM MA 02180
18-0-288	489 MAIN ST	O'SULLIVAN MICHAEL / 7 WEST STREET / WAKEFIELD MA 01880
18-0-289	485 MAIN ST	O'SULLIVAN MICHAEL J. 7 WEST STREET WAKEFIELD MA 01880
18-0-323	5 BENTON ST	O'SULLIVAN MICHAEL J. 7 WEST STREET WAKEFIELD MA 01880
18-0-335D	28 MARBLE ST 2	OGDEN PENNY 28 MARBLE ST U# 28 - 2 STONEHAM MA 02180
18-0-287	491 499 MAIN ST	P&V BELESIS REALTY TRUST 1 STONE TER MARBLEHEAD MA 01945
18-0-335	26 MARBLE ST 1	PACE ANTHONY / UNIT 26 - 1 26 MARBLE ST U# 26 - 1 STONEHAM MA 02180
18-0-322	7 BENTON ST	PALMER JEFFREY L 7 BENTON ST STONEHAM MA 02180

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Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
18-0-333B	20 MARBLE ST	PATKI TUSHAR A. 20 MARBLE ST STONEHAM MA 02180
18-0-327H	12 BENTON ST 8	PINEO CAROL M 12 BENTON ST U# 8 / STONEHAM MA 02180
13-0-316	8 SUMMER ST	PONTONE JOSEPH / C/O NANCY PONTONE 49 OLD FARM RD READING MA 01867
18-0-256	492 MAIN ST	SFW LLC / MASS. LIM.LIABILITY COMPANY 492 MAIN STREET STONEHAM MA 02180
18-0-327C	12 BENTON ST 3	SHEIKH BASHARAT / SHEIKH SHAZIA 12 BENTON ST #3 / STONEHAM MA 02180
18-0-325	6 BENTON ST	SNYDER TIMOTHY / SNYDER KATHARINE 6 BENTON ST / STONEHAM MA 02180
18-0-246	11 GERRY ST	SO.N.E.CONF.ASSOC.7TH ADV P.O. BOX 1169 SO. LANCASTER MA 01561
18-0-262	500 502 MAIN ST	THOMAS THEODORE E. JR. ETAL / VALENTYN JOHN P.O. BOX 402 / MEDFORD MA 02155
18-0-408	39 WARREN ST	TOCCI DONALD C / TOCCI BODIL 39 WARREN ST STONEHAM MA 02180
18-0-258	9 SUMMER ST	TOWN OF STONEHAM / SO. SCHOOL PROPERTY 35 CENTRAL ST / STONEHAM MA 02180
18-0-259	7 SUMMER ST	TOWN OF STONEHAM / SO.SCHOOL PROPERTY 35 CENTRAL STREET STONEHAM MA 02180
18-0-260	5 SUMMER ST	TOWN OF STONEHAM / SO. SCHOOL PROPERTY 35 CENTRAL STREET / STONEHAM MA 02180
18-0-263	11 SUMMER ST	TOWN OF STONEHAM / SOUTH SCHOOL 149 FRANKLIN ST STONEHAM MA 02180
18-0-314	6 LINDEN ST	TRIVEDI VIVEK A / TRIVEDI PARUL V 48 ASHWOOD AVENUE WILMINGTON MA 01887
18-0-407	41 WARREN ST	VITA ROBERT A TRS / WARREN STREET REALTY TF PO BOX 324 STONEHAM MA 02180
18-0-330	15 MARBLE ST	WENTZELL MICHAEL / WENTZELL DAPHNE 15 MARBLE ST / STONEHAM MA 02180

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Town of Stoneham
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Parcel ID - Map/Block/Lot

Location

Owner/Mailing Address

18-0-254

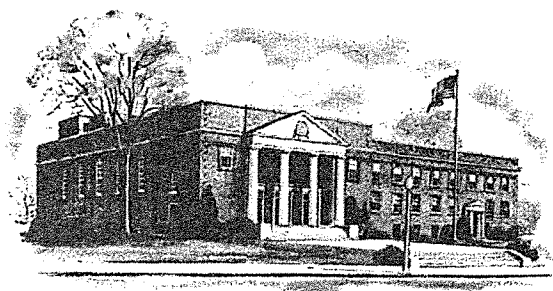
490 MAIN ST

YOUSSEF MICHAEL / YOUSSEF SUSAN MARIE

490 MAIN ST

STONEHAM

MA 02180



TOWN OF
STONEHAM

MASSACHUSETTS 02180

www.stoneham-ma.gov

OFFICE OF BOARD OF SELECTMEN

Telephone: 781-279-2680

FAX: 781-279-2681

Email: esinclair@ci.stoneham.ma.us

Thomas Boussy, *Chairman*
Ann Marie O'Neill, *Vice Chairman*
Caroline Colarusso, *Selectwoman*

John F. DePinto, *Selectman*
Frank Vallarelli, *Selectman*
Erin Sinclair, *Office Manager*

June 10, 2015

Buckingham Realty Trust
c/o Attorney Charles Houghton
271 Main Street, Suite 202
Stoneham, Massachusetts 02180

Re: **489 Main Street**

Dear Sirs:

Please be advised that the Board of Selectmen, at our meeting on June 9, 2015, voted unanimously to change use from five (5) residential units to six (6) residential units in the building on the property located at 489 Main Street, Stoneham, MA, on land owned by Buckingham Realty Trust, Michael J. O'Sullivan, Trustee, 7 West Street, Wakefield, MA 01880.

Said approval was granted subject to your incorporation on this plan the recommendations of Town departments as stated in the following correspondence:

Project Review Report – May 28, 2015

Fire Department – May 29, 2015

Public Works Department – January 2, 2015

Police Department – May 21, 2015

Board of Health – May 28, 2015

Planning Board Special Permit – June 7, 2015

Historical Commission – June 2, 2015

Two years is allowed for completion, construction will be done during the normal hours for construction, and the Board of Selectmen reserves the right to amend and modify the plan at any time.

Very truly yours,

Board of Selectmen

Thomas Boussy
Chairman

Voting to approve:

Thomas Boussy, Chairman
Ann Marie O'Neill
Caroline Colarusso
John F. DePinto
Frank Vallarelli

cc:
Inspectional Services
Fire Department
Board of Health
Planning Board
Police Department
School Committee
Department of Public Works

Filed with Town Clerk: June 10, 2015

DECLARATION OF EMERGENCY

WHEREAS, the 2019 Novel Coronavirus (COVID-19) is a highly contagious and potentially fatal respiratory disease, the prevalence of which is increasing rapidly throughout the world, inclusive of the United States and the Commonwealth of Massachusetts; and

WHEREAS, on March 11, 2020 the World Health Organization designated the COVID-19 outbreak a Pandemic Health Emergency; and

WHEREAS, on March 10, 2020, the Governor of the Commonwealth of Massachusetts issued a Declaration of a State of Emergency to Respond to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States announced a national declaration of emergency; and

WHEREAS, on March 15, 2020, Governor Baker announced emergency actions to respond to the evolving COVID-19 public health emergency impacting the Commonwealth, including prohibitions on public gatherings of twenty-five or more people and prohibiting on-premises consumption of food or drink at bars and restaurants from March 17, 2020 until April 6, 2020, as well as suspension of elementary and secondary school educational operations from March 17, 2020 until April 6, 2020; and

WHEREAS, the Town of Stoneham, in consultation with the State Department of Public Health has determined that COVID-19 presents a major disaster which poses an immediate threat to public health, safety, and general welfare of people residing in Stoneham); and

WHEREAS, the Select Board has determined that immediate public action is needed in order to prevent or minimize the spread of COVID-19 by and among the people living and working in Stoneham; and

WHEREAS, it is critical to take additional steps to prepare for, respond to, and mitigate the spread of COVID-19 to protect the health and welfare of the people living and working in Stoneham; and

WHEREAS, declaring a state of emergency will facilitate and expedite the use of resources to protect persons from the impacts of COVID-19, including but not limited to

emergency expenditures pursuant to Massachusetts General Laws, Chapter 44,
Section 31 and limitations on operating hours and access to public buildings; and

NOW THEREFORE, we, the Stoneham Select Board, hereby declare that as of March
24, 2020, a state of emergency exists in the Town of Stoneham. This declaration of
emergency shall remain in effect until further notice is given, pursuant to our judgment
that the conditions leading to this declaration no longer exist.

Date: _____

	Name:
	Title:

	Name:

	Name:

	Name:

**Minutes - Open Session
Select Board
Hearing Room
Stoneham Town Hall
35 Central Street
Tuesday, March 10, 2020
7:00 p.m.**

Open Session (Hearing Room)

Members Present: Chair Shelly MacNeill, Vice Chair Raymie Parker, Clerk George Seibold, Heidi Bilbo

Also Present: Town Administrator Dennis Sheehan

Call to Order: Chair MacNeill called the meeting to order at 7:00 p.m. (To view this meeting in its entirety go to Stoneham TV on Demand available from the Town's homepage at www.stoneham-ma.gov)

Agenda Item 1: Pledge of Allegiance

Agenda Item 2: Census 2020 Announcement MacNeill gave an informational presentation on the 2020 Federal Census and showed the Stoneham/Wakefield challenge video.

Agenda Item 3: Citizens' Comment No comments were made.

John Fralick, Health Agent, updated the Board on the latest information on COVID-19. He stated that the Board of Health will continue to monitor all information from the CDC, FEMA, MEMA, DPH and keep the Board updated. Fralick encouraged residents who have been exposed or are experiencing symptoms to self-isolate. MacNeill stated that Governor Baker's statement and declaration of a state of emergency was proactive and designed to allow access to funding if necessary. Seibold asked Sheehan and Fralick to make sure that all restrooms in Town Hall have hot water. Sheehan stated that he has been in constant communication with the Superintendent and the schools will be proactive when dealing with the virus. Matt Grafton, stated that there will be an emergency management meeting this Friday and that more information will be coming.

Parker moved to move agenda item 6 to before agenda item 4. Seibold seconded the motion. Voted unanimously.

Agenda Item 6: Appointment to Council on Aging Parker moved to appoint Carey to the Council on Aging. Bilbo seconded the motion. Voted unanimously. Bilbo asked Kilbride to redesign the information form for volunteers.

Agenda Item 4: Eversource Transmission Line – Project Update Mike Hayer and Sean Shortell updated the Board on the Eversource project and Eversource's community outreach efforts including a mailing, Stoneham 101, a community meeting at the Senior Center, an open house in Woburn, and website updates. MacNeill requested that all information be reduced to a single slide and posted. Bilbo requested that the link on the Town's website open directly to project information. Parker stated that she would like to see a wider distribution of information.

Agenda Item 5: Approve Minutes Parker moved to approve the minutes of 2/25/20. Bilbo seconded the motion. Voted unanimously.

Agenda Item 7: Waiver of Town Common Regulations Kilbride stated that the organizers of the craft fair were unable to attend tonight's meeting. Parker stated that she has questions regarding the five dates requested by the organizers of the craft fair. She stated that 5 dates seems excessive. Sheehan stated that the Board could approve the first 3 dates and hold on the remainder. MacNeill stated that she has questions as well including whether this will be an annual event, whether the vendors create an art/culturally friendly event. Parker stated that the regulations allow some discretion as these are for profit vendors. MacNeill stated that she would like parameters for these events and to know who the vendors are. Bilbo requested to table this matter. Parker stated that she is not critical of this group it is just a high usage request. Parker moved to table this matter until the 3/24 meeting. Seibold seconded the motion. Voted unanimously.

Jessica Chasse from the CDC spoke about Taste of Stoneham. Parker moved to approve the use of the common for the 6/13/20 event. Bilbo seconded the motion. Voted unanimously.

Agenda Item 8: Bring Your Own Bottle Regulations Sheehan stated that he has met with Megan Day from Chamber of Commerce and Kayla Vodka, Director of Prevention and Outreach, on numerous occasions regarding BYOB regulations. MacNeill stated that Vodka's position is funded by a grant that requires focus on specific substances and progress must be demonstrated. She stated that this is the beginning of a process and that there must be public input.

Vodka gave a presentation highlighting the dangers of excessive drinking and teenage substance abuse. Vodka also discussed the factors to be considered when drafting BYOB regulations. Sheehan stated that seating, food service, and permit/insurance costs must be taken into consideration. MacNeill stated that restaurants are paying for permits, training, and insurance and there is a level of fairness that must be considered. MacNeill asked for the latest copy of the regulations and stated that there is an educational component that must be distributed to establishments that conduct private parties that are not part of the BYOB discussion. Seibold stated that he would like to support the business community and protect the Town from liability. Sheehan stated that the Board may want to consider a cap on the number of BYOB permits issued by the Town and creating training requirements. Day stated that in July the Chamber vetted the initial set of regulations and generally agreed that some oversight was required. She

stated that she is concerned with the definition of density being used by Vodka and generally feels that density can shift depending on location. She is hopeful that BYOB can continue to fill the void for those businesses ineligible for liquor licenses due to seating requirements.

MacNeill requested clarification of private parties vs. BYOB. She would like the informational slide to be sent to all Board members and any questions or comments sent to Kilbride. She would also like some information regarding how other towns educate restaurants/instructional businesses.

Agenda Item 9: 2020 Town Meeting Parker moved to accept the warrant articles as presented for the 5/4/20 Town Meeting. Seibold seconded the motion. Voted unanimously.

Article Number 1: Parker moved to favorably recommend article number 1. Seibold seconded the motion. Voted unanimously.

Article Number 2: Parker moved to favorably recommend article number 2. Bilbo seconded the motion. Voted unanimously.

Article Number 3: Parker moved to favorably recommend article number 3. Seibold seconded the motion. Voted unanimously.

Article Number 4: Parker moved to favorably recommend article number 4. Bilbo seconded the motion. Voted unanimously.

Article Numbers 5, 6, 7: MacNeill stated that article 5 is a Planning Board article and articles 6 and 7 were submitted by the Board of Appeals. Parker moved that the Board make no recommendation on articles 5, 6, and 7. Seibold seconded the motion. Voted unanimously.

Article Number 8: Parker moved to favorably recommend article number 8. Bilbo seconded the motion. Voted unanimously.

Article Number 9: Sheehan stated that Tom Barry appeared before the Tri-Board and discussed the detail of the capital purchases outlined in article 9. Parker moved to favorably recommend article number 9. Seibold seconded the motion. Voted unanimously.

Article Number 10: Sheehan stated that article 10, the PEG funding articles, will be on every spring warrant moving forward. Parker moved to favorably recommend article number 10. Bilbo seconded the motion. Voted unanimously.

Article Number 11: Sheehan noted that this is the snow and ice article and that this may not be necessary depending on budget numbers. Parker stated that she spoke with the Town Accountant earlier today and that there is a \$15,000 overage on snow and ice. Parker moved to favorably recommend article number 11. Seibold seconded the motion. Voted unanimously.

Article Number 12: Parker moved to favorably recommend article number 12. Bilbo seconded the motion. Voted unanimously.

Article Number 13: Parker moved to favorably recommend article number 13. Seibold seconded the motion. Voted unanimously.

Article Number 14: MacNeill disclosed that she is the chair of the Coalition that votes on the use of funds for the Coalition. Parker moved to favorably recommend article number 14. Bilbo seconded the motion. Voted unanimously.

Article Number 15: Parker moved to favorably recommend article number 15. Seibold seconded the motion. Voted unanimously.

Article Number 16: Sheehan stated that the Town has voted to use the MWRA assistance program in the past and that it serves as an interest free loan. Parker moved to favorably recommend article number 16. Bilbo seconded the motion. Voted unanimously.

Articles Number 17, 18, 19: MacNeill stated that articles 17, 18, and 19 are all related to the creation of the OPEB trust. Parker moved to favorably recommend articles number 17, 18, and 19. Seibold seconded the motion. Voted unanimously.

Kilbride stated that there is a typo in article 9 that uses "Board of Selectmen" rather than Select Board. Parker moved to accept article number 9 as corrected. Bilbo seconded the motion. Voted unanimously.

Agenda Item 10: Town Administrator's Report Sheehan stated that the MSBA approved SMMA as the project manager for the new high school and that the next step is architect selection. Sheehan stated that National Grid will be replacing some gas lines on Main Street. The bus stop is being completed at the zoo and then there will be curb to curb pavement on South Street. MacNeill thanked the School Building Committee, Sheehan, and Parker for their work on the high school project.

Agenda Item 11: Miscellaneous Parker announced that the senior dance scheduled for 4/1/20, has been postponed due to concerns about the Corona Virus. She stated that she attended a transportation meeting with Megan Day and Chris Scenna regarding a looping bus through Stoneham. MacNeill requested that Sheehan look into making the parking spaces in front of the post office 10 minutes only or short term parking as the drive through mail boxes have been changed and are making access difficult for some.

Parker moved to adjourn. Seibold seconded the motion. Voted unanimously.

Respectfully submitted,

Dava Kilbride – Office Manager